

REVISIONS

05/08/01 REVISED PER CSA COMMENTS.
09/26/01 REVISED PER CSA COMMENTS.

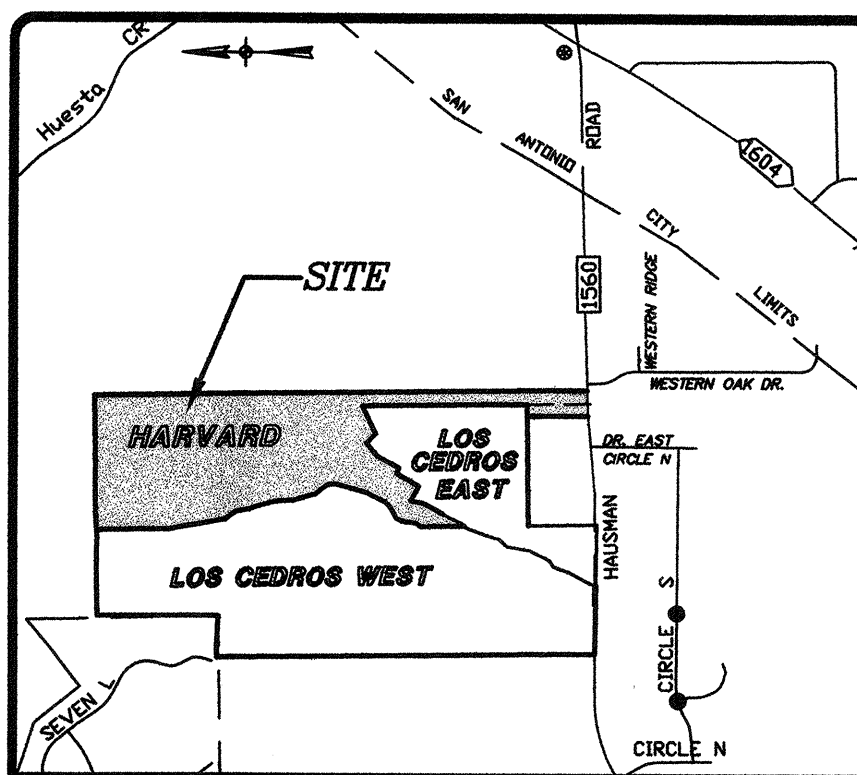
11815 WATFIELD
SAN ANTONIO, TX 78216
Tel: (210) 828-3520
Fax: (210) 828-3559
ode@overbydescamps.com

**OVERBY
DESCAMPS
ENGINEERS**



LOS CEDROS/HARVARD TRACT
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

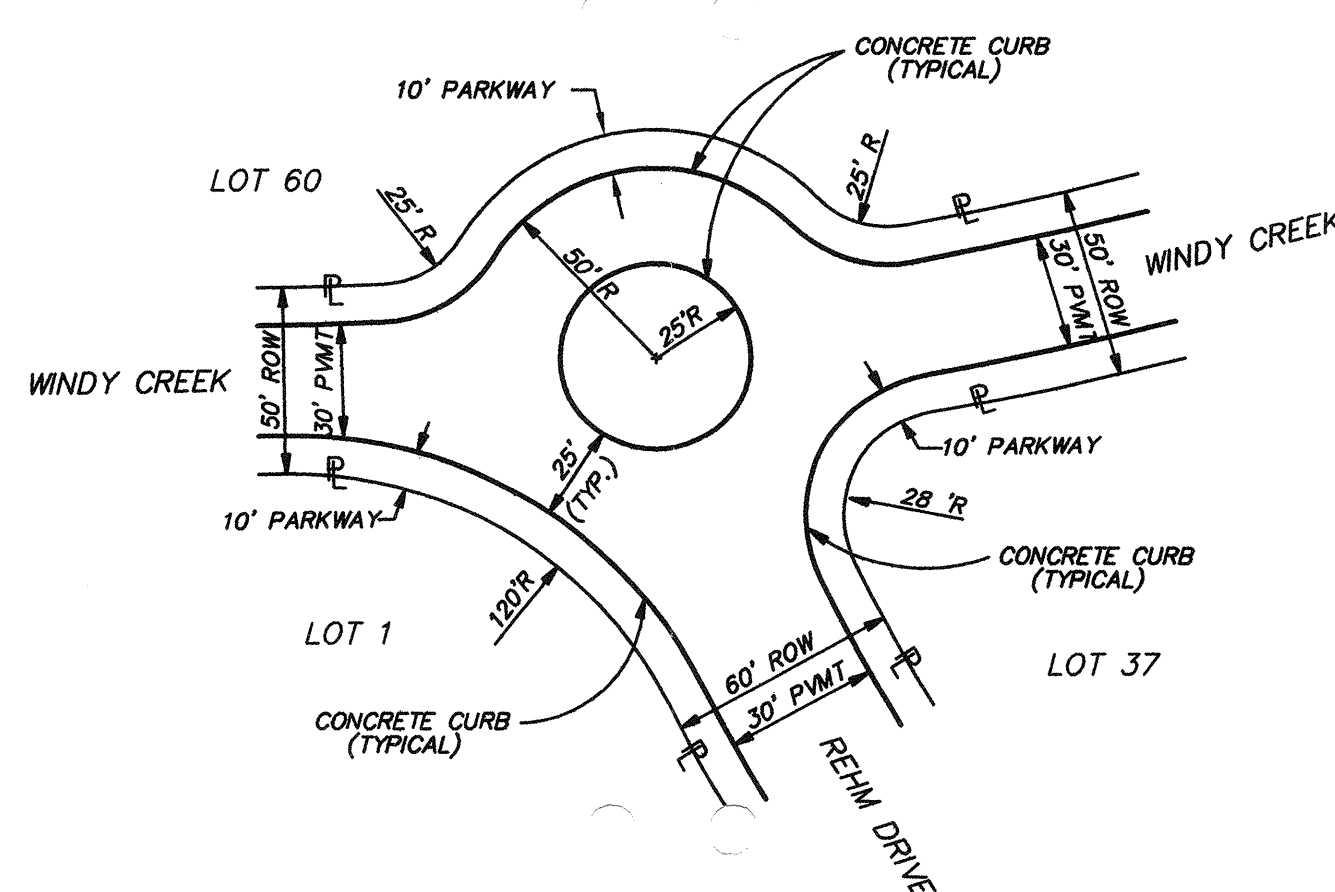
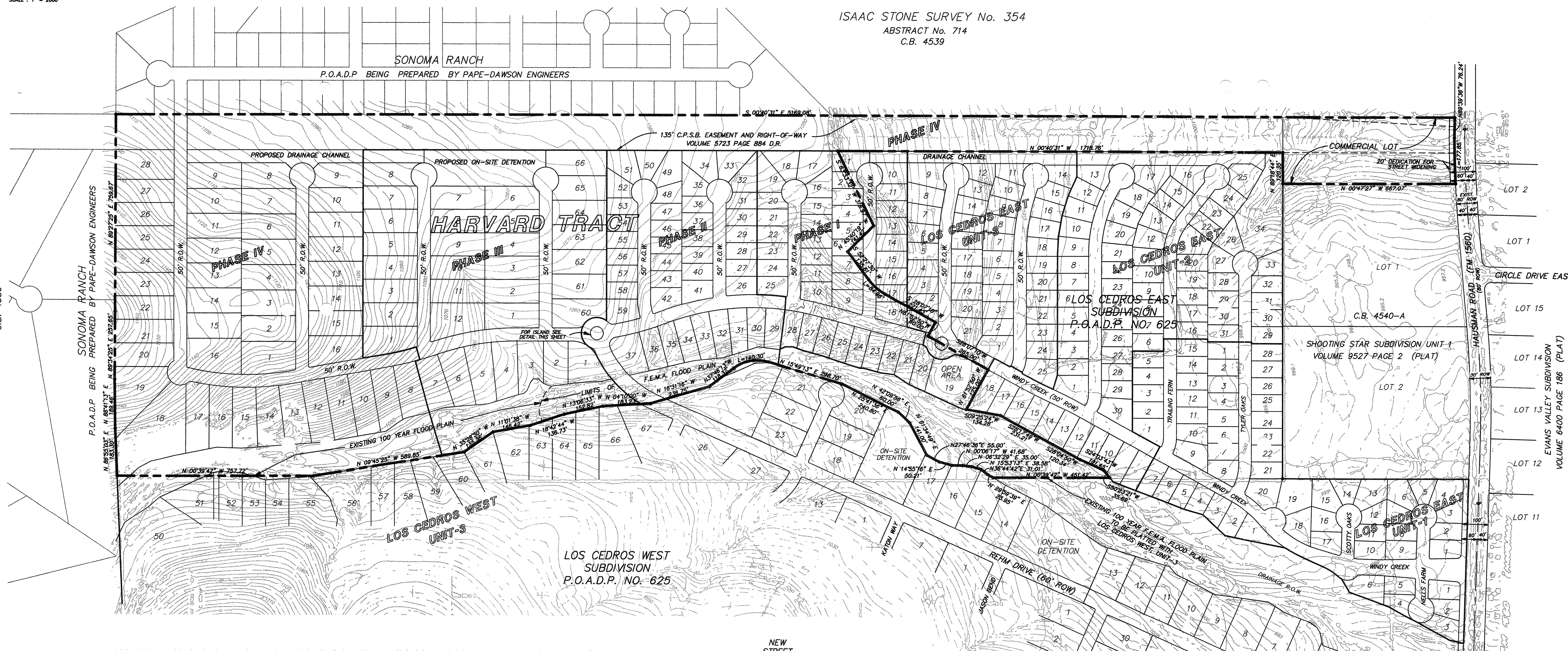
PLAT NO. _____
PROJECT NO. 0254.80
DATE 03/15/01
DRAWN RG CHECKED ED
SHEET 1 OF 1



LOCATION MAP
SCALE: 1" = 200'

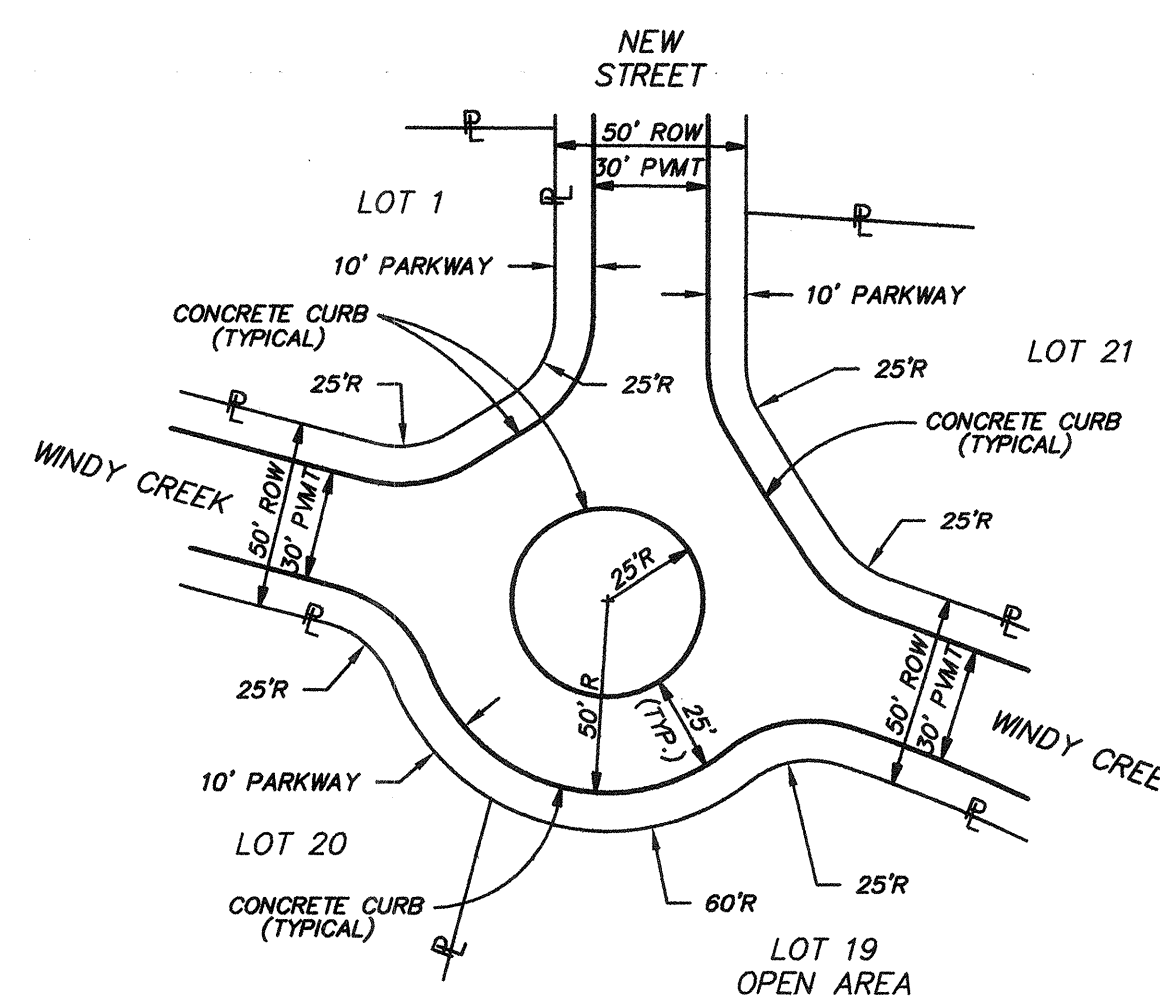
899.3 ACRE TRACT
VOLUME 5669 PAGE 1222 R.P.R.
ISAAC STONE SURVEY No. 354
ABSTRACT No. 714
C.B. 4539

899.3 ACRE TRACT
VOLUME 5669 PAGE 1222 R.P.R.
ISAAC STONE SURVEY No. 354
ABSTRACT No. 714
C.B. 4539



PRELIMINARY DETAIL OF ISLAND
AT REHM DRIVE & WINDY CREEK

SCALE: 1" = 50'



PRELIMINARY DETAIL OF ISLAND
AT WINDY CREEK & NEW STREET

SCALE: 1" = 50'

NOTES :

- FLOOD INSURANCE RATE MAP FOR BEXAR COUNTY, TEXAS. COMMUNITY NO. 480035, PANEL 48029C0233E. REVISION EFFECTIVE APRIL 26, 1999.
- WATER SERVICE BY SAWS (SERVICE LEVELS 8 AND 11)
SEWER SERVICE BY SAWS
- LAND USES:

SINGLE FAMILY RESIDENTIAL	64.719 ACRES
100 YR FLOOD PLAIN	10.438 ACRES
COMMERCIAL LOT	3.881 ACRES
C.P.S. HIGHLINE EASEMENT	15.781 ACRES
OPEN SPACE (GREENBELT)	0.807 ACRES
TOTAL AREA	95.606 ACRES
- TYPICAL LOT SIZES: 65' X 120' (78 LOTS)
90' X 200' (79 LOTS)
TOTAL NUMBER OF LOTS = 157 LOTS
LOT DENSITY = 1.64 LOTS PER ACRE
- DEVELOPER: CONNELL BARRON, INC.
P.O. BOX 6862
SAN ANTONIO, TEXAS 78209

VRP#02-04-089

existing main

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 APR 30 AM 8:44

±3,500 L.F. of 12-Inch
Approach Main

WC&ID 17 No. 2
Booster Station

HAUSMAN ROAD
300 ACRE TRACT

148.9 ACRE
TRACT

Service Level 8

Outer Service Zone
Inner Service Zone:

Hausman Road

On-Site Connections
to existing 24-inch
main

Proposed
Sunset Booster
Station

DEVELOPER CUSTOMER
(A-6988)

±1000 L.F. of
16-inch reinforcing
main by the
City Water Board

City Water Board
San Antonio, Texas
December 20, 1988



filer

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 APR 30 AM 8:40

City of San Antonio
New
Vested Rights Permit
APPLICATION

Permit File: # 02-04-089
Assigned by city staff

Date: _____

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formaly POADP), P.U.D. plan, plat application, approved plat, building permit).

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

1. Owner/ Agent Los Cedros/Hausman J.V. No. 2 Ltd.
2. Address: P.O. Box 6862, San Antonio, Texas
3. Zip: 78209 Telephone # (210) 828-1662
4. Site location or address On Windy Creek off FM1560 (Hausman Road) One Mile North of 1604
5. Council District N/A ETJ _____ Over Edward's Aquifer Recharge ☒ yes () no

● **MASTER DEVELOPMENT PLAN (MDP) (Formaly POADP)***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: _____ # _____

Date accepted: _____ Expiration Date: _____ MDP Size: _____ acres

● **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

● **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

August 17, 2001

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 APR 30 AM 8:44

• **Approved Plat**

Plat Name: _____ Plat # _____ Acreage: _____ Approval

Date: _____ Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Others**

Type of Permit: Water Commitment Date issued: 1/20/1989 Expiration Date: _____

Acreage: 300 Acres

(Note: Two maps of the area must be provided)

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

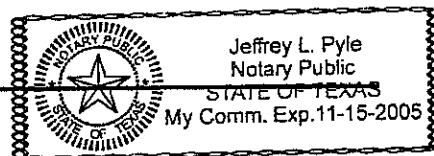
I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: EDUARDO J. DESCAMPS Signature: [Signature] Date: 4/26/02

Sworn to and subscribed before me by on this 26 day of April 2002, to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: 11-15-2005

City of San Antonio use



Approved

As of 1/20/89



Disapproved

Review By: [Signature]
Assistant City Attorney

Date: May 8, 2002

August 17, 2001

02-04-089



**OVERBY
DESCAMPS
ENGINEERS**

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 APR 30 AM 8:40

11815 WARFIELD
SAN ANTONIO, TX 78216
TEL: (210) 828-3520
FAX: (210) 828-3599
ode@overbydescamps.com

April 22, 2002

Mr. Mike Herrera
Senior Planner
City of San Antonio Planning Department
114 W. Commerce Street, 3rd Floor
San Antonio Texas, 78205

Re: Los Cedros/Harvard Tract
Request for Vested Rights Permit

Dear Mr. Herrera:


We are requesting vested rights for the Los Cedros/Harvard Tract based on an exercised water commitment with the San Antonio Water System. Please find attached the following documents:

- Two copies of the original water service commitment letter, dated January 20, 1989. This commitment allows for 757 equivalent dwelling units in Service level 8 and 455 equivalent dwelling units in Service level 11.
- Two copies of the letter from Overby Descamps Engineers to SAWS requesting a Category I designation for the Los Cedros Subdivision based on an exercised water commitment.
- Two copies of the letter from SAWS approving a Category I designation. The letter for SAWS confirms that there is an existing tap and valve along Hausman Road which exercised the original water commitment.
- Two copies of the POADP are attached.

Please grant this request for vested rights for the Los Cedros/Harvard Tract based on the exercised water commitment with SAWS.

If you have any questions or need any additional information, please call me.

Sincerely,
OVERBY DESCAMPS ENGINEERS, INC.


Eduardo Descamps, P.E.


Robert Delgado, E.I.T.

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 APR 30 AM 8:40

GUARDIAN © SAFETY

©Clarke American BA

LOS CEDROS / HAUSMAN JV#1, LTD.

5150 N. LOOP 1604 W.
SAN ANTONIO, TX 78249

1460

DATE APRIL 19, 2002

35-1054/1130
682

PAY
TO THE
ORDER OF City of San Antonio

\$ 160.00

One Hundred Sixty and no/100

DOLLARS



Compass Bank

San Antonio, Texas (23)

Vested Rights Permit (Los Cedros/Harvard Tr.)

FOR Los Cedros East Unit 3

⑈001460⑈ ⑈113010547⑈ 86812053⑈

[Signature]

MP

RECEIVED JAN 2 / 1989

CITY WATER BOARD
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

1001 E. MARKET ST. P. O. BOX 2449

SAN ANTONIO, TEXAS 78295-2449

(512) 225-7461

02 APR 30 AM 8:41
January 20, 1989



GENERAL MANAGER

LESTER L. HASH

BOARD OF TRUSTEES

NELDA WEATHERLY
CHAIRMAN

SAMUEL C. LOPEZ
VICE-CHAIRMAN

CLARENCE R. MCGOWAN

JAMES H. UFTMORE

HENRY G. CISNEROS
MAYOR

Mr. Jim Overby, P.E.
Vice-President
Pape-Dawson Consulting Engineers
9310 Broadway
San Antonio, Texas 78217

Re: Water Service
Hausman Road (F.M. 1560)
300 Acre Tract
(C.W.B. Project File A-6988)

Dear Mr. Overby:

The Water Works Board of Trustees on January 17, 1989 approved extension of water service to the referenced property on a developer customer basis in accordance with the Regulations for Water Service. The approval was based on the staff recommendations and conditions as contained in the Engineering Report on the feasibility study dated December 30, 1988 of which a copy is enclosed.

This water service commitment will allow the developer to tap the existing 24-inch main on Hausman Road (F.M. 1560) to obtain a commitment of 757 equivalent dwelling units in Service Level 8 and require the developer to install approximately 3,500 feet of 12-inch approach main to obtain a commitment of 455 equivalent dwelling units in Service Level 11. In addition, this water service commitment will require the developer to pay the total cost of local benefit facilities, contribute a total of \$109,080 for the required flow charge, and contribute a total of \$298,375 for the required system development charge.

The City Water Board will honor this commitment for a period of three (3) months from January 17, 1989. This commitment will expire if not exercised during this period.

Very truly yours,

Wayne Bitzkie, Director
Mains and Services Department

WB/nf



**OVERBY
DESCAMPS
ENGINEERS**

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 APR 30 AM 8:41

1919 OAKWELL FARMS PKWY.
SUITE 130
SAN ANTONIO, TX 78218
TEL: (210) 828-3520
FAX: (210) 828-3599

August 19, 1998

Mr. Kirk M. Nixon, R.G., C.P.G.
Manager, Aquifer Studies Division
San Antonio Water System
P.O. Box 2449
San Antonio, Texas 78298-2449

Re: Los Cedros Subdivision
148.9 Acre Tract

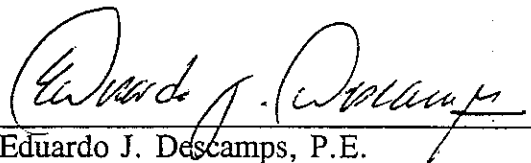
Dear Mr. Nixon:

We are requesting a Category 1 designation for the referenced property under Chapter 34, Article VI, Division 6, Section 34-925 of the City Code because, this property was the subject of a valid permit, as defined in Section 481.142 of the Texas Government Code, prior to the effective date of this Division. The Water Works Board of Trustees on January 17, 1989 approved extension of water service to a 300 acre tract on Hausman Road (C.W.B. Project File A-6988) and agreed to honor this commitment for three months. This water commitment was exercised and taps to the 24-inch water main along Hausman Road installed prior to January 20, 1989. This 148.9 acre tract is part of the original 300 acre tract.

Attached with this letter is a copy of the letter from Mr. Wayne Bitzkie, Director of Mains and Services dated January 20, 1989. Included with the letter from Mr. Bitzkie is the feasibility Study for the 300 acre tract dated December 30, 1988. We have sketched on the location maps with the feasibility Study the boundary of this property.

Please call if you have any questions or need any additional information.

Sincerely,
OVERBY DESCAMPS ENGINEERS, INC.


Eduardo J. Descamps, P.E.

Attachments

c: Mr. Chesley I. Swann, III

0819-01.ED 0254.00

CITY OF SAN ANTONIO
 DEPARTMENT OF PLANNING
 PRELIMINARY ENGINEERING REPORT
 ON THE FEASIBILITY OF THE CITY WATER BOARD
 PROVIDING WATER TO THE
 HAUSMAN ROAD - 300 ACRE TRACT
 IN SERVICE LEVELS 8 AND 11

December 30, 1988

- I. Pape-Dawson Engineers on behalf of their client has requested that the City Water Board provide water service to a 300 acre tract on Hausman Road (F.M. 1560) outside the city limits. Approximately 120 acres are within the inner service zone and 180 acres are within the outer service zone of the Board's service area. A previous commitment to provide water service to this tract will expire on January 18, 1989. A copy of the letter requesting service to the tract is attached.
- II. The 300 acre tract is located on the north side of Hausman Road (F.M. 1560) approximately 3,500 feet west of F.M. 1604 as shown on the attached sketch.
- III. The 300 acre tract is proposed to be developed for approximately 282 acres of residential use at a density of 3.5 dwelling units per acre, and 18 acres for multi-family purposes. The ultimate demand on the City Water Board's system is anticipated to be equivalent to 1,212 dwelling units. In accordance with the engineer's preliminary development plan, the following table outlines the estimated area and equivalent dwelling unit demand in each service level and service zone:

	Inner Service Zone		Outer Service Zone		Total	
	Acres	EDUs	Acres	EDUs	Acres	EDUs
S.L. 8	120	582	50	175	170	757
S.L. 11	0	0	130	455	130	455
	<u>120</u>	<u>582</u>	<u>180</u>	<u>630</u>	<u>300</u>	<u>1212</u>

Water Supply will be provided from Service Levels 8 and 11.

- IV. To provide water supply for Service Level 8 domestic and fire protection service in accordance with the Board's Criteria, the capacity of a looped 16-inch main is required. There is an existing looped 24-inch main on Hausman Road (F.M. 1560) fronting the tract, but it is fully committed to other development. However, this main can be utilized for service through the addition of a proposed reinforcing connection to the distribution system which will provide capacity from the proposed Sunset Booster Station. The Sunset Booster Station was funded in the 1989 Construction Program. The City Water Board will install a 16-inch reinforcing main between the proposed booster station and an existing 16-inch main on the southeast side of F.M. 1604 and south of Bandera Road. A border main along Hausman Road (F.M. 1560) and on-site mains will be sized in accordance with the engineer's approved master plan. If the

Subdivided property is served from on-site mains within the tract, a border main on Hausman Road (F.M. 1560) will not be required. The developer will be required to install the necessary on-site mains and facilities in accordance with the Board's Regulations.

V. To provide water supply for Service Level 11 domestic and fire protection service in accordance with the Board's Criteria, the capacity of a 12-inch main is required. A 12-inch approach main will be required to connect the WC&ID 17 No. 2 booster station to Service Level 11 on-site mains. The routing of this approach main will be determined by the developer's engineer at such time as development into the Service Level 11 portion of the tract is desired, but the shortest routing is along Flying W. Trail and through a water facility easement a distance of approximately 3,500 feet. Such a 12-inch approach main is estimated to cost \$126,000. On-site connections to the existing water facilities in the former WC&ID 17 will provide the required second connections. The developer will be required to install the on-site mains and facilities to serve Service Level 11 and in accordance with the Board's Regulations.

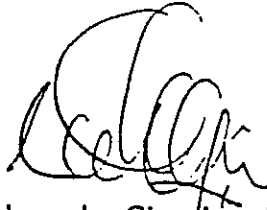
VI. In accordance with the Board's Regulations, a flow charge is required from a water system facility that has unused capacity available to provide service to the applicant. Since the proposed Sunset Booster Station will be installed after February 2, 1984 and the WC&ID No. 2 booster station was acquired after February 2, 1984, a flow charge is required for use of their excess capacity. The flow charge for the total domestic flow amounts to \$109,080.

VII. In accordance with the Board's Regulations, a system development charge is to be assessed for providing water service to an applicant within the Board's outer service zone. A system development charge for an estimated 180 acres located within the outer service zone will be required for areas within both Service Levels 8 and 11. The developer's required system development charge is outlined below:

<u>Service Level</u>	<u>Acres</u>	<u>EDUs</u>	<u>Cost Per EDU</u>	<u>System Development Cost Estimate</u>
8	50	175	\$210	\$ 36,750
11	130	455	\$575	\$261,625
Total	180	630		\$298,375

VIII. It is recommended that Pape-Dawson Engineers be informed that the City Water Board can provide water service to the 300 acre tract on Hausman Road on a developer customer basis as provided for in the Board's Regulations. Such a water service commitment will allow the applicant to tap the existing 24-inch main on Hausman Road (F.M. 1560) to obtain a commitment of 757 equivalent dwelling units in Service Level 8 and require the applicant to install approximately 3,500 feet of 12-inch approach main to obtain a commitment of 455 equivalent dwelling units in Service Level 11. In addition, this water service commitment will require the applicant to pay the total cost of

copy to SAN ANTONIO
DEPARTMENT OF PLANNING
62 APR 30 AM 8:41
local benefit facilities, contribute a total of \$109,080 for the required
system development charge, and contribute a total of \$298,375 for the required
system development charge. Finally, it is further recommended that
the commitment for service be honored for three months, and if not
exercised during that period, the commitment for water service will
expire.



Lee J. Chegin, P.E.
Director of Engineering

Attachments